

**District V Advisory Board Minutes**  
**September 6, 2016**  
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The District V Advisory Board meeting was held at 6:30 p.m. at Fire Station #21 located at 2110 N. 135<sup>th</sup> St W., Wichita, KS 67235.

**ATTENDANCE**

**Members Present**

Ben Bradley  
 Angela Breer  
 Jose Gutierrez  
 Barby Jobe  
 JV Johnston  
 Ben Kittrell  
 Trevor Kurth  
 Troy Palmer  
 Roman Rodriguez  
 Alissa Unruh  
 Council Member Bryan Frye

**Staff Present**

Brad Boyd, Battalion Chief WFD  
 Lt. Lem Moore, WPD  
 Officer Brad Haught, WPD  
 Shawn Mellies, Chief Design Engineer  
 Kathy Morgan, Senior Planner, MAPD  
 Tracie Partridge, Libraries  
 Laura Rainwater, Community Rep.

**Guests**

See list at end of Minutes

**Members Absent**

Jill Kerschen

**ORDER OF BUSINESS**

Call to Order: The meeting was called to order by **JV Johnston**

Approval of minutes from August 1, 2016: Approved 7-0

Approval of September 6, 2016 Agenda: Approved 7-0

**Board Agenda**

**Councilman Frye** appointed **JV Johnston** as DAB V Pro Tem and introduced new DAB V member **Roman Rodriguez**. Former Pro Tem **Mike Greene** has resigned from the DAB V Board and has been appointed by **CM Frye** to the MAPC.

**Public Agenda Items**

None

**Off-Agenda Items**

None

**Staff Reports**

**Fire Department Report:** Chief Brad Boyd reported

- One house fire caused by lightning, \$175,000 in damage
- 17 fire calls city-wide
- 342 Medical alarms – down from last year

**Community Police Report: Officer Brad Haught reported**

- **Lt. Lem Moore, WPD**, introduced himself as the new supervisor for Community Police West
- Cops, Cars and Kids cookout at Orchard Park was a huge success. Over 500+ participants
- Wichita police officers helped move furniture into StepStone's new housing for survivors of domestic violence
- Property crime still up
- Larcenies up significantly
- One homicide – domestic violence
- Auto thefts up significantly
- Garage burglaries up – keep garage doors closed!

**Park and Recreation Department Report: No report****Libraries Report: Tracie Partridge, Westlink Branch Senior Librarian, reported**

- Big Read Program – Fahrenheit 451. Many scheduled events bringing together arts, literature and conversation
- Fall Used Book Sale – Sept. 21-24 at the Central Library
- Children Storytimes begin at Westlink the week of Sept. 12
- Teen Link at Westlink – 3<sup>rd</sup> Thursday of the month. Sept. 15 they will make 3D holograms
- Social Media for Marketing workshop at Westlink on Sept. 19

**Public Works Report: Shawn Mellies, Chief Design Engineer, reported.**

- 34<sup>th</sup> & Maize Signal –Construction is nearly complete.
- KDOT – I235/K96 – Bridgework is progressing
  - ~ Southbound West St to westbound Kellogg reopened
  - ~ Everything is on schedule
- Elder St. at Maple is closed and is being moved to the east
- Hoover Rd is closed under US54
- Tyler Rd at 2<sup>nd</sup> – Staff is reevaluating to extend turn lane from 2<sup>nd</sup> St all the way to Central. Will bring new design before DAB V probably in November

**Action Taken: Motion made to receive and file all staff reports. Passed 10-0.**

**New Business**

**ZON2016-00037 & CUP2016-00028: Kathy Morgan, Senior Planner, Metropolitan Area Planning Department**, presented the requests for City zone change from SF-5 Single-family Residential and GO General Office to LC Limited Commercial, associated with an amendment of the Highland Springs CUP DP-233 (CUP2016-28), which is a request for City amendment of Highland Springs CUP DP-233, associated with a zone change from SF-5 Single-family Residential and GO General Office to LC Limited Commercial (ZON2016-37), generally located south of W. Central and west of 135th Street W.

In attendance was **Russ Ewy**, Baughman Company, agent for the applicant, and more than 15 property owners from the adjacent properties. Complete guest list is attached to this report.

After staff presentation, **Ewy** addressed the Board. He indicated that he had met with surrounding property owners to address their concerns over the zone change and future development site. He indicated the owners are very willing to work with surrounding property to reach a compromise for the development.

The following property owners addressed the Board and voiced their concerns:

- **Lori Marceau**, 431 N. 135<sup>th</sup> – Property is immediately to the south of proposed zone change. She has owned her residence for 28 years. Not opposed to development of the parcel but wants to have a voice in how best to develop. Concerns over wall height, landscaping, signage, trash, hours of operation, noise and lighting.

- **Chris Latham**, 605 N. Forestview Ct. There is a need for GO zoning and it should not be changed. Neighborhoods should not be negatively impacted for the financial gain of the property owner/developer. Would like to have any action deferred until a compromise can be reached with the property owner.
- **David Dennis**, 615 N. Rainbow Lakes Rd. President of Rainbow Lakes HOA. Disappointed that the staff report didn't include the history of the zoning cases involving these parcels. Neighborhood isn't opposed to development but they want to make sure the development meets the needs of the neighborhood. Please allow homeowners the opportunity to work out a compromise with the developer.
- **Margaret James**, 306 N. Rainbow Lakes Rd. She wants to make sure that there will be no adverse effects on utilities. Also opposes any car lots.
- **Barbara Vopat**, 503 N. Forestview. She agrees with everything that has been voiced and also wants to voice opposition to any loading docks because of noise and truck traffic.

**Ewy** addressed their questions and concerns and stated he is willing to meet next week with impacted property owners to work out a compromise for development.

**CM Frye** recommended deferring any decision until after the impacted property owners and the applicant have a chance to work out a compromise.

**Action Taken: Palmer**, motioned to defer decision until a special DAB V meeting at 6:30 pm on Sept. 19, 2016 at Fire Station #21. **Bradley** seconded. Motion **PASSED** 9-0-1 (abstention due to conflict of interest).

### Old Business

**CM Frye** update:

- Castlegate Addition (W. Central between 119<sup>th</sup> & 135<sup>th</sup>) - Applicant withdrew case
- Tyler Road redesign – five lanes from 2<sup>nd</sup> to Central. \$1 million project. Construction to begin summer 2017.
- Hyatt sale to Ruffin – will close September 16 - \$20 million. Open to suggestion from DAB members on how they would like to see the money used.
- QT Zoning change – Open meeting held to unveil a proposed GEN 3 store at Maple and Tyler.

**Meeting adjourned at 8:02 p.m.**

The next District V Advisory Board meeting will be held at 6:30 p.m. on **Monday, August 19, 2016**, at Fire Station #21, located at 2110 N. 135th St W., Wichita, KS 67235.

### Guest List

Lori Marceau	Bob Lamberger
Chris Latham	Earl Huelskamp
David Dennis	Ron Mullen
Diann Fowler	Jan Mullen
John Shafers	Susan Schulte
Margaret James	Pat Kraus
Linda Riley	Frank Vopat
Jana Millikan	Barbara Vopat